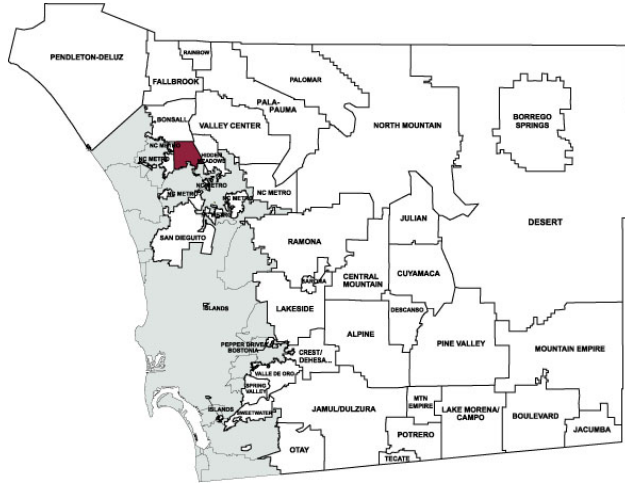


GENERAL PLAN 2020 RESIDENTIAL REFERRALS

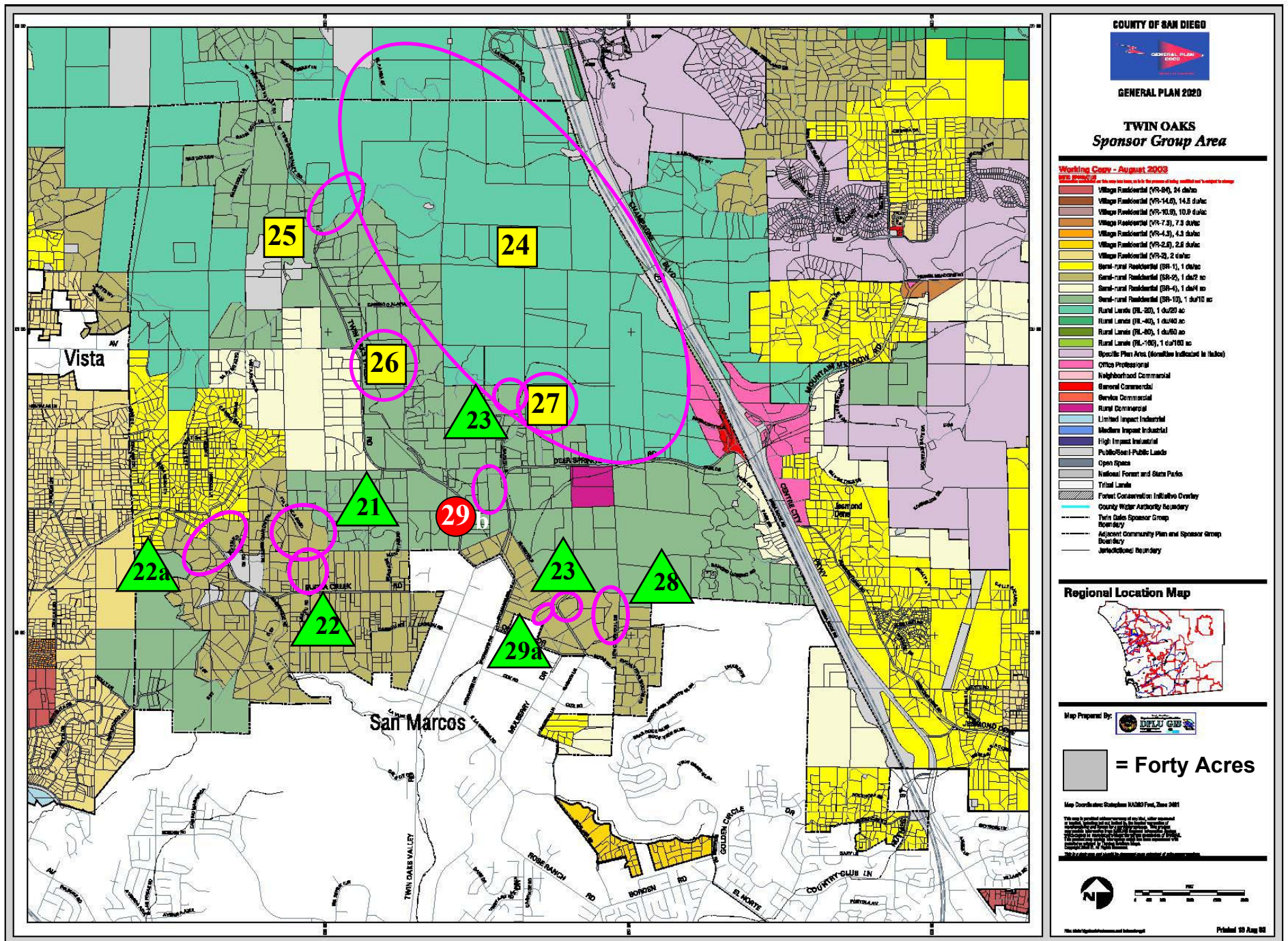
TWIN OAKS



Twin Oaks had 11 residential properties referred for further staff evaluation. Upon completion of additional review, staff has determined that:

- 6 referrals meet the GP2020 concepts and planning principles.
- 4 referrals can meet the GP2020 concepts and planning principles if a compromise solution is accepted.
- 1 referral does not meet the GP2020 concepts and planning principles.

In addition to the 11 referrals, staff was directed by the Planning Commission to review the entire Twin Oaks area for possible increases to the densities shown on the previously proposed map. As a result of the review, density increases are being proposed throughout the entire Twin Oaks area as well as the area of the North County Metro plan directly west of Twin Oaks. These changes reflect increases in density in areas adjacent to the cities of San Marcos and Vista, along South Santa Fe Avenue, following the route of the proposed Oceanside to Escondido rail corridor and in the vicinity of the proposed rail stop near the intersection of Buena Creek Road and South Santa Fe Avenue.



GENERAL PLAN 2020 RESIDENTIAL REFERRALS

REF	PROPERTY	DENSITY RECOMMENDATIONS		STAFF RATIONALE
21	<p><i>Dena Altman</i></p> <p>Inside CWA boundary. North and south side of Buena Creek Road.</p> <ul style="list-style-type: none"> • 33 acres • Existing General Plan: 1 du/2,4 acres 	<p><u>GP2020 Working Copy:</u> Semi-Rural: 1 du/10 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/2 acres</p> <p><u>CPG/CSG:</u> Semi-Rural: 1 du/2 acres</p> <p><u>Planning Commission:</u> Staff Recommendation</p>	<p><u>County Staff:</u> AGREE with Referral Semi-Rural: <u>1 du/2 acres</u></p>	<ul style="list-style-type: none"> • <i>Develop a legally defensible general plan</i> <ul style="list-style-type: none"> · Recognizes established context · Consistent with adjacent parcelization • <i>Assign densities based on characteristics of the land</i> <ul style="list-style-type: none"> · Minimal physical and environmental constraints · Adequate vehicular access • <i>Obtain a broad consensus</i> – consistent with planning group recommendation
22	<p><i>George Yasukochi</i></p> <p>Inside CWA boundary. North side of Buena Creek Road.</p> <ul style="list-style-type: none"> • 22 acres • Existing General Plan: 1 du/2,4 acres 	<p><u>GP2020 Working Copy:</u> Semi-Rural: 1 du/10 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/2 acres</p> <p><u>CPG/CSG:</u> Semi-Rural: 1 du/2 acres</p> <p><u>Planning Commission:</u> Staff Recommendation</p>	<p><u>County Staff:</u> AGREE with Referral Semi-Rural: <u>1 du/2 acres</u></p>	<ul style="list-style-type: none"> • <i>Develop a legally defensible general plan</i> <ul style="list-style-type: none"> · Recognizes established context · Consistent with adjacent parcelization • <i>Assign densities based on characteristics of the land</i> <ul style="list-style-type: none"> · Minimal physical and environmental constraints · Adequate vehicular access • <i>Obtain a broad consensus</i> – consistent with planning group recommendation
22a	<p><i>Margaret Tomlinson</i></p> <p>Inside CWA boundary. North and south side of Buena Creek Road.</p> <ul style="list-style-type: none"> • 32 acres • Existing General Plan: 1 du/2,4 acres 	<p><u>GP2020 Working Copy:</u> Semi-Rural: 1 du/10 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/2 acres</p> <p><u>CPG/CSG:</u> Semi-Rural: 1 du/2 acres and 1du/10 acres</p> <p><u>Planning Commission:</u> Staff Recommendation</p>	<p><u>County Staff:</u> AGREE with Referral Semi-Rural: <u>1 du/2 acres</u></p>	<ul style="list-style-type: none"> • <i>Develop a legally defensible general plan</i> <ul style="list-style-type: none"> · Recognizes established context · Consistent with adjacent parcelization • <i>Assign densities based on characteristics of the land</i> <ul style="list-style-type: none"> · Minimal physical and environmental constraints · Adequate vehicular access

GENERAL PLAN 2020 RESIDENTIAL REFERRALS

REF	PROPERTY	DENSITY RECOMMENDATIONS		STAFF RATIONALE
23	Paul Stevens Property #1 Inside CWA boundary. Vicinity of Marilyn Lane. <ul style="list-style-type: none"> • 7 acres • Existing General Plan: 1 du/2,4, acres 	<u>GP2020 Working Copy:</u> Semi-Rural: 1 du/2 acres <u>Referral Request:</u> Semi-Rural: 1 du/2 acres <u>CPG/CSG:</u> Semi-Rural: 1 du/2 acres <u>Planning Commission:</u> Staff Recommendation	<u>County Staff:</u> AGREE with Referral Semi-Rural: <u>1 du/2 acres</u>	<ul style="list-style-type: none"> • <i>Assign densities based on characteristics of the land</i> <ul style="list-style-type: none"> · Minimal physical and environmental constraints · Adequate vehicular access • <i>Obtain a broad consensus</i> – consistent with planning group recommendation
	Property #2 Inside CWA boundary. Vicinity of Gist Road. <ul style="list-style-type: none"> • 20 acres • Existing General Plan: 1 du/4,8,20 acres 	<u>GP2020 Working Copy:</u> Rural Lands: 1 du/40 acres <u>Referral Request:</u> Semi-Rural: 1 du/10 acres <u>CPG/CSG:</u> Rural Lands: 1 du/40 acres <u>Planning Commission:</u> Staff Recommendation	<u>County Staff:</u> AGREE with Referral Semi-Rural: <u>1 du/10 acres</u>	<ul style="list-style-type: none"> • <i>Develop a legally defensible general plan</i> <ul style="list-style-type: none"> · Recognizes established context · Consistent with adjacent parcelization • <i>Assign densities based on characteristics of the land</i> – density is more compatible with agriculture, which is a predominant use in the area • <i>Obtain a broad consensus</i> – consistent with planning group recommendation
24	Don Oliphant and Joe Perring (Stonegate Development) Inside CWA boundary. Northeastern portion of plan area. <ul style="list-style-type: none"> • 2,300 acres • Existing General Plan: 1 du/4,8,20 acres 	<u>GP2020 Working Copy:</u> Rural Lands: 1 du/40 acres <u>Referral Request:</u> Mixed use residential/commercial <u>CPG/CSG:</u> Rural Lands: 1 du/40 acres <u>Planning Commission:</u> Staff Recommendation	<u>County Staff:</u> COMPROMISE Rural Lands: <u>1 du/20 acres</u>	<ul style="list-style-type: none"> • <i>Develop a legally defensible general plan</i> – recognizes established context • <i>Reduce public costs</i> <ul style="list-style-type: none"> · Lacks infrastructure · Limited access • <i>Assign densities based on characteristics of the land</i> <ul style="list-style-type: none"> · Majority of property contains steep slopes greater than 25% · Contains upland habitat · Within proposed North County MSCP Preapproved Mitigation Area

GENERAL PLAN 2020 RESIDENTIAL REFERRALS

REF	PROPERTY	DENSITY RECOMMENDATIONS		STAFF RATIONALE
25	<p><i>Leslie Shotz</i></p> <p>Inside CWA boundary. Northern portion of plan area east of Twin Oaks Valley Road.</p> <ul style="list-style-type: none"> • 23.9 acres • Existing General Plan: 1 du/4,8,20 acres 	<p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/40 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1du/4 acres</p> <p><u>CPG/CSG:</u> Rural Lands: 1 du/40 acres</p> <p><u>Planning Commission:</u> Staff Recommendation</p>	<p><u>County Staff:</u> COMPROMISE Rural Lands: <u>1 du/20 acres</u></p>	<ul style="list-style-type: none"> • <i>Develop a legally defensible general plan</i> <ul style="list-style-type: none"> · Recognizes established context • <i>Assign densities based on characteristics of the land</i> <ul style="list-style-type: none"> · Majority of property contains steep slopes greater than 25% · Contains upland habitat · Within proposed North County MSCP Preapproved Mitigation Area
26	<p><i>Marjorie Cruz Gordon</i></p> <p>Inside CWA boundary. East of Twin Oaks Valley Road and south of Camino Calafia.</p> <ul style="list-style-type: none"> • 48.42 acres • Existing General Plan: 1 du/2,4,8 acres 	<p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/20 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1du/4 acres</p> <p><u>CPG/CSG:</u> Semi-Rural: 1 du/4 acres</p> <p><u>Planning Commission:</u> Staff Recommendation</p>	<p><u>County Staff:</u> COMPROMISE Semi-Rural: <u>1 du/10 acres</u></p>	<ul style="list-style-type: none"> • <i>Develop a legally defensible general plan</i> <ul style="list-style-type: none"> · Recognizes established context · Consistent with existing parcelization • <i>Balance competing interests</i> – density is more compatible with agriculture, which is a predominant use in the area • <i>Assign densities based on characteristics of the land</i> – major drainage area
27	<p><i>Carl & Sylvia Pizutto</i></p> <p>Inside CWA boundary. North of Deer Springs Road and east of Sarver Lane.</p> <ul style="list-style-type: none"> • 40 acres • Existing General Plan: 1 du/4, 8,20 acres 	<p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/40 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1du/10 acres</p> <p><u>CPG/CSG:</u> Rural Lands: 1 du/40 acres</p> <p><u>Planning Commission:</u> Staff Recommendation</p>	<p><u>County Staff:</u> COMPROMISE Rural Lands: <u>1 du/20 acres</u></p>	<ul style="list-style-type: none"> • <i>Develop a legally defensible general plan</i> <ul style="list-style-type: none"> · Recognizes established context · Consistent with existing parcelization • <i>Assign densities based on characteristics of the land</i> <ul style="list-style-type: none"> · Majority of property contains steep slopes greater than 25% · Contains upland habitat · Within proposed North County MSCP Preapproved Mitigation Area

GENERAL PLAN 2020 RESIDENTIAL REFERRALS

REF	PROPERTY	DENSITY RECOMMENDATIONS		STAFF RATIONALE
28	<p><i>Tiffany Oliphant</i></p> <p>Inside CWA boundary. West of Low Chaparral Drive.</p> <ul style="list-style-type: none"> • 13 acres • Existing General Plan: 1 du/2,4 acres 	<p><u>GP2020 Working Copy:</u> Semi-Rural: 1 du/2 acres</p> <p><u>Referral Request:</u> Increase density in Twin Oaks</p> <p><u>CPG/CSG:</u> Semi-Rural: 1 du/2 acres</p> <p><u>Planning Commission:</u> Staff Recommendation</p>	<p><u>County Staff:</u> AGREE with Referral Semi-Rural: <u>1 du/2 acres</u></p>	<ul style="list-style-type: none"> • <i>Develop a legally defensible general plan</i> <ul style="list-style-type: none"> · Recognizes established context · Consistent with adjacent parcelization • <i>Assign densities based on characteristics of the land</i> <ul style="list-style-type: none"> · Minimal physical and environmental constraints · Adequate vehicular access • <i>Obtain a broad consensus</i> – consistent with planning group recommendation
29a	<p><i>William DeBruyn</i></p> <p>Inside CWA boundary. West of Marilyn Lane.</p> <ul style="list-style-type: none"> • 4.11 acres • Existing General Plan: 1 du/2,4, acres 	<p><u>GP2020 Working Copy:</u> Semi-Rural: 1 du/2 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/2 acres</p> <p><u>CPG/CSG:</u> Semi-Rural: 1 du/2 acres</p> <p><u>Planning Commission:</u> Staff Recommendation</p>	<p><u>County Staff:</u> AGREE with Referral Semi-Rural: <u>1 du/2 acres</u></p>	<ul style="list-style-type: none"> • <i>Develop a legally defensible general plan</i> <ul style="list-style-type: none"> · Recognizes established context · Consistent with adjacent parcelization • <i>Assign densities based on characteristics of the land</i> <ul style="list-style-type: none"> · Minimal physical and environmental constraints · Adequate vehicular access • <i>Obtain a broad consensus</i> – consistent with planning group recommendation
29b	<p><i>William DeBruyn</i></p> <p>Inside CWA boundary. West and south of the intersection of Deer Springs Road and Twin Oaks Valley Road.</p> <ul style="list-style-type: none"> • 27.35 acres • Existing General Plan: 1 du/2,4,8 acres 	<p><u>GP2020 Working Copy:</u> Semi-Rural: 1 du/10 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/2 acres</p> <p><u>CPG/CSG:</u> Semi-Rural: 1 du/10 acres</p> <p><u>Planning Commission:</u> Staff Recommendation</p>	<p><u>County Staff:</u> DISAGREE Retain Semi-Rural: <u>1du/10 acres</u></p>	<ul style="list-style-type: none"> • <i>Develop a legally defensible general plan</i> <ul style="list-style-type: none"> · Recognizes established context · Consistent with existing parcelization • <i>Balance competing interests</i> – density is more compatible with agriculture, which is a predominant use in the area • <i>Obtain a broad consensus</i> – consistent with planning group recommendation